

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Nicholson Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

01/01/2025

to

31/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3a Nicholson St SOUTH YARRA 3141	\$1,750,000	06/03/2026
2	45 Osborne St SOUTH YARRA 3141	\$1,710,000	22/12/2025
3	24 Atkinson Cl WINDSOR 3181	\$1,700,000	16/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2026 10:41



3 2 1

Property Type: House
Land Size: 112 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending December 2025: \$2,100,000

Comparable Properties



3a Nicholson St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,750,000
Method: Private Sale
Date: 06/03/2026
Property Type: House



45 Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 -

Price: \$1,710,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)



24 Atkinson CI WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Res)
Land Size: 154 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525